MARKET FOR HOUSES

Good Demand for Dwelling and Apartment Structures.

SALES IN FIFTH AVENUE

Well Known Speculators Buy Large Uptown Sites for Immediate Improvement.

Many millions have been paid in the last four weeks for new uptown apartment houses, and also for dwelling houses in the Fifth avenue and some other residential

districts of the greater city. Speculative builders have also been active in that period in buying sites in the West Side, in Park avenue north of 59th street, and on Washington Heights for immediate improvement with large apartment houses.

The number of sales of Fifth avenue dwelling houses and of apartment houses or sites on which apartment houses will stand formed a leading feature of the

realty business transacted last week. Judging from the present demands for dwelling houses in the best sections, such properties ought to be much more valuable

in the near future. It should be borne in mind, however, that it is not the houses themselves that increase in value, but the sites which they

occupy. The rush of retail business up Fifth avemue and into the cross street branches in the last few years has made many well known persons desert their old homes and

seek more northerly residential places. For the present most of them have selected apartment house suites as their new homes, but it is a certainty that many will later shoulder the burdens which accompany home building and that their permanent new home will be a commodious dwelling shaped to their desires in the upper Fifth avenue district.

All these facts have helped to enhance values in the upper Fifth avenue district and to create a wider market for houses in that section.

The sales in the upper Fifth avenue zone last week brought about a change in ownership to the dwelling house at the south corner of 62d street and Fifth avenue, which was owned by Princess del Drago, and to the premises No. 854 Fifth avenue, between 66th and 67th streets, which was held by its former owner, R. Livingston Beeckman, at \$800,000. Robert E. Dowling bought for his personal account the Del Drago house, and George Grant Mason, who inherited a purchased the Beeckman house through CONTRACTS FOR FIFTH AVE. SITE. Henry D. Winans & May. Worthington Whitehouse represented the seller. Occupies a Big Plot.

The Beeckman house is five stories high

and covers a plot 20.5x120 feet. The adjoining house, No. 853, formerly the residence of Mrs. George W. Kidd, was sold last July at about \$250,000 to Mrs. Henry O. Havemeyer, who owns the remainder of the block south to 66th street.

Adjoining the Beeckman house on the north is the residence of Simon Borg, and next to that, at the 67th street corner, is the property formerly owned by the estate of H. O. Armour, which was sold in February, 1910, by Henry D. Winans & May to Elbert H. Gary, who is erecting there one of the finest corner houses on Fifth avenue, from designs by C. P. H. Gilbert. On the

The house occupies a plot 27x100.5

The same brokers recently sold the stable No. 31 West 44th street, belonging to the Robinson estate, to a syndicate of members of the Harvard Club, who will turn it over to the club at the original figure, when the club decides to enlarge its quar-

Herbert DuPuy increased last week his realty holdings in this city to about \$15,000,-000 by the purchase through L. J. Phillips & Co. of the Admaston and Evanston apartment houses. Both structures are twelve stories high, their combined ground area being equal to about thirten lots.

The Admaston is on a plot 150x100.8 feet, at the northwest corner of 89th street and Broadway, and the Evanston on a plot 100.8x182.6 feet, at the southeast corner of 90th street and West End avenue.

Each house cost \$1,000,000 to build, according to the estimates filed with the

plans. The buildings were erected by the Eightynine-Ninety Company, of which George F. Johnson, sr., is president, and William H. Frame, secretary. They were completed last year on land bought from Robert E. Dowling, who had acquired the entire square block in 1909 from the Evans estate.

SOME REAL ESTATE LAWS Interest of Husband and Wife in This State.

A synopsis of some of the laws of this state affecting title to real property is given in the Bulletin of the Real Estate Board of Brokers. It is as follows: The joint earnings of husband and wife

belong to the husband.

The husband may recover for services performed by him for his wife under agree-

The wife is entitled to dower, i. e., the use for life of but one-third of the hushand's real property.

The husband is entitled to courtesy in the wife's real property, i. e., the use of the whole for life, if child has been born. The wife's real estate descends to the husband when she dies leaving no heirs of

her blood. A will executed by an unmarried woman is deemed revoked by her subsequent marriage.

A will executed by an unmarried man is not revoked by his subsequent marriage unless a child is born.

The father is the sole heir and next of kin of the child and entitled to all of the property of the child. The mother inherits no part of the property of the child if the father be living,

through her. The guardianship of the property of the children belongs, first, to the father. If here be no father, then to the mother.

unless the property came to the child

John N. Golding announced yesterday

that contracts had been signed for the sale the speculative building lines. of the Mrs. Emma Flower Taylor property, at Nos. 597 and 599 Fifth avenue, to Scriba ten-story building on the site.

A BUILDING FOR LIGHT. The loft building at Nos. 29 and 31 East 22d street affords light on all sides. It is between Fourth avenue and Broadway.

THE FISCHER BUILDING. The Fischer Building, at Nos. 30 and 32

East 21st street, between Fourth avenue the highest standard.

FULTON ST. LEASE COMPLETED.

TWO WEST SIDE APARTMENT HOUSES SOLD LAST WEEK. They were bought by Herbert Du Puy, through L. J. Phillios & Co.





THE ADAMSON, AT NORTHWEST CORNER OF 89TH THE EVANSTON, AT SOUTHEAST CORNER OF 90TH STREET AND WEST END AVENUE. STREET AND BROADWAY.

Flathouses Replacing Sombre Rows of Old Buildings.

GOOD VOLUME OF SALES

Drift to Home and Retail Trade Districts Principal Feature of This Year.

The volume of trading in the Brooklyn in the first two months of last year. In- follows: creases in every sphere of the realty business of the borough are plainly noticeable, the most pleasing improvement being in

Heirlooms of the old year have almost been forgotten. Attention is so directed to ner's Sons. The publishers plan to erect the present drift of realty affairs that there is now little talk about the value of river, bay and ocean frontages, and the big plans being carried out for bettering the storage and shipping facilities of the borough are evershadowed by the expansion of the home and business centres.

Buyers are numerous in nearly every section, and the number of transactions near the \$50,000 mark is far from being small.

The most pressing demand of the times and Broadway, is a structure kept up to appears to be the enlargement of the flathouse sections on a more elaborate scale than ever before attempted. The medium priced flathouse districts in Manhattan are

for the small private dwelling houses, al- ence of most buyers now prominent in the though it will be many years before market is for investment parcels.

The Realty Associates recently projects exceed the dwelling house plans.

The comparative building tables for 1910 and 1911 show that in 1910 519 flathouses were erected in the borough at a cost of \$7,-348,600. The record last year was \$8,027,-725 for 500 houses. In 1910 2,526 dwelling houses were built at a cost of \$10,506,150 and last year 2,295 dwelling houses were put up at a cost of \$9,048,600.

There is another factor which is bound to story double apartment house on a plot add largely to the area of the flat and 32.9x97 feet, on the westerly side of Bedapartment house districts of Brooklyn and ford avenue, near St. John's Place, to Charles Goldenberg, of Manhattan. He that is the broadening of the avenues of employment for skilled working men and also sold for Emerd Kumpwold, of Kingston, N. Y., to William Rave, a four story apartment house on the westerly side of

Comparative Tables. The comparative January building tables

market is considerably larger than it was for 1911 and 1912 for the borough are as

u	follows:				erry side of Bt. John's Fince, between 1.02
	_	_1911	-	1912.	and Schenectady avenues. He also disposed
1	No		No.	Cost.	of for M. Lawlor and another person, of
	Dwelling houses under \$20,000 88 Flathouses costing	\$390,500	83	\$845,000	Newburg, N. Y., the three four story dou- ble brick buildings, each on a lot 25x100
	between \$20,000 and \$50,000 4	115,000	9	281,000	feet, on the south side of Myrtle avenue,
	Flathouses under \$20,000 27	179,000	21	193,000	250 feet east of Nostrand avenue. The three and one-half story dwelling
	Stores under \$15,000 1	9,000	1	8,000	house No. 127 Joralemon street, between
	Two family houses with stores 20	117,500	9	44,600	Clinton and Henry streets, on a lot 25x 107.2½ feet, changed hands for about \$25,000.
	Brick factories and workshops. 3	29,500	4	48,000	It was owned by Mrs. Lilla Brown.
	Frame factories and workshops. 5 Schoolhouses	2,000	1	250,000	One of the most important transactions in the easterly St. Mark's avenue zone
	Public buildings, municipal 1	20,000 77,650	4	328,000 55,300	was the sale by S. Albert, of Platt & Al- bert, to the Worth Patterson Construction
,	Brick studios 8	42,650	8	34,750	Company of the plot, 89x127 feet, at the
	Dwelling houses, frame 37	140.500	62	197,920	northeast side of St. Mark's avenue, 183
	Other frame structures 15	, 23,465	28	31,225	feet east of Hopkinson avenue, Brooklyn.
	Totals223	\$1,136,765	240	\$1,814,795	The construction company will build on the site three high class four story apart-
Rows of flathouses have already been				ady been	ment houses.
planned this year for sites in South Brook-				th Brook-	In the upper Fulton street district the
11170				Colonial Holding Company recently sold	
The Lippman Realty Company will erect t				MIH GLECK	the six story apartment nouses ito. I to

In the upper Fulton street district the olonial Holding Company recently sold

The Lippman Realty Company will erect the six story apartment houses No. 7 to The Lippman Realty Company will erect the six story apartment houses No. 7 to The Lippman Realty Company will erect the six story apartment houses No. 7 to The Lippman Realty Company will erect the six story apartment houses No. 7 to The Lippman Realty Company will erect the six story apartment houses No. 7 to The Lippman Realty Company will erect the six story apartment houses No. 7 to The Lippman Realty Company will erect the six story apartment houses No. 7 to The Lippman Realty Company will erect the six story apartment houses No. 7 to The Lippman Realty Company will erect the six story apartment houses No. 7 to The Lippman Realty Company will erect the six story apartment houses No. 7 to The Lippman Realty Company will erect the six story apartment houses No. 7 to The Lippman Realty Company will erect the six story apartment houses No. 7 to The Lippman Realty Company will erect the six story apartment houses No. 7 to The Lippman Realty Company will erect the six story apartment houses No. 7 to The Lippman Realty Company will erect the six story apartment houses No. 7 to The Lippman Realty Company will erect the six story apartment houses No. 7 to The Lippman Realty Company will erect the six story apartment houses No. 7 to The Lippman Realty Company will erect the six story apartment houses No. 7 to The Lippman Realty Company will erect the six story apartment houses No. 7 to The Lippman Realty Company will erect the six story apartment houses No. 7 to The Lippman Realty Company will erect the six story apartment houses No. 7 to The Lippman Realty Company will erect the six story apartment houses No. 7 to The Lippman Realty Company will erect the six story apartment houses No. 7 to The Lippman Realty Company will erect the six story apartment houses No. 7 to The Lippman Realty Company will erect the six story apartment houses No. 7 to The Lippman Realty Company will erect the six story apartment houses No. 7 to The Lippman Realty

properties is about \$500,000. Thomas A. Clark bought for about \$125,000 the entire block bounded by Halsey and Macon streets, Saratoga avenue and Broadway. On part of the site a theatre, it is said, will be erected.

The Realty Associates recently sold the

two four story office buildings Nos. 176 and

178 Remsen street to the Brooklyn Gas

Company, which also owns an adjoining

plot and now has a site 100x100 feet, on

which it will probably erect a tall office

William Reitman lately found buyers for

many parcels in the southerly Bedford dis-

trict. He sold for Margaret Lynch a four

Bedford avenue, 32.9 feet north of Lincoln

Place. In exchange the buyer gave a four

story double apartment house on the south-

erly side of St. John's Place, between Troy

building.

The row of four four story double apartment houses No. 425 to 431 Sterling Place. which recently was sold, is assessed at

THE PRIVATE SALES MARKET

Several Fine Dwelling Houses Among

the Transactions Announced. Among the properties sold in the private sales market yesterday were several fine

dwelling houses. The transactions reported follow: MANHATTAN.

ed follow:

MANHATTAN.

71ST STREET—Earle & Calhoun have sold for Mra. Alice Abelle Robinson the private dwelling house No. 222 West 71st street, on a lot 18 6x100 feet, to a client for occupancy 17STH STREET—The Monaton Reality Investing Corporation has sold for the Saginaw Holding Company the two five story apartment houses at Nos. 604-610 West 178th street, on plot 100x100 feet, to an investor. The houses are located between St. Nicholas and Wadsworth avenues and were held at \$150,000.

CANAL STREET—Fisher & Irving L Lewine have sold No. 348 Canal street, southwest corner of Church street, a five story building, on lot 25.6x41x irregular. The property was held at \$55,000.

71ST STREET—Alice L. Robinson has sold No. 222 West 71st street, a three story and basement stone from dwelling house, on lot 18x100.5 feet, between Broadway and West End avenue. This is the seventh house in the block that has changed hands since the first of the year.

101ST STREET—Gibbs & Kirby have sold for Mrs. C. B. Guernsey No. 244 West 101st street, a five story flathouse, on lot 25x100.11 feet, adoining the southeast corner of West End avenue. The corner is to be improved by Julius Tishman with a twelve story apartment house.

PARK AVENUE—The properties Nos. 1022

PARK AVENUE—The properties Nos. 1022 and 1024 Park avenue, two four story dwelling houses, on plot 40x76 feet, adjoining the northwest corner of 85th street, which have been held at \$70,000, have been sold by Amos R. E. Pinchat.

53D STREET—The property No. 121 Eas 53d street, has been acquired by the No. 118 East Fifty-fourth Street Company, to protect the apartment house which the company is now erecting at the south side of 54th street, just east of Park avenue. The purchase was made through Moore & Wyckoff from Fanny Schlessinger.

THE BRONX. WASHINGTON AVENUE-David Kraus has HUGHES AVENUE-Alfred Olenick has sold

140TH STREET.—S. H. Frankenbolm has sold for the Farmers' Loan and Trust Com-pany, as trustee, to H. F. Boehringer No. 434 East 140th street, a three story dwelling house, on lot 16.8x100 feet.

not inappropriately, "municipal diseases." lower price than in old New York. It is quickly changing its building lines in order to meet its share of this demand.

For years the majority of builders there were busiest putting up block fronts of little private dwelling houses for one or two families. Often it seemed as if the uppermost thought of the construction men was just to add some more thousand dwelling houses to the many miles of streets lined on both sides with such houses, with no desire apparently of having the structure point of most of the small dwelling house districts that detracts from the architecture of most of the localities. But this defective building the such as a similarity in the architecture of the localities. But this defective building Company will into four story brick flathous story prick flathouses for steven families each on the north side of Sterling Place, 150 feet on the north side of Sterling and shows that street dust is an active

BEER AND SUPERSTITIONS.

as beer. In Scotland it used to be the cus

DECREASES IN BUILDING About \$42,000,000 Represents

Cost of Work in January. The building industry does not make a very good showing for January, judging from the preliminary report for that month made to "Bradstreet's." Thus, the total expenditures at one hundred cities of the United States aggregated only \$36,366.360, as against \$43.491.229 in December, 1911; \$41.869,- not changed hands since they were erected 317 in January, 1911; \$48,154,791 in January,

1910, and \$50,013,109 in January, 1909. There is indicated here a decrease of 16 per cent from December last year, of 13 per cent from January, 1911, and still larger decreases from earlier periods mentioned. It might be noted that the total at 187th street and Cambrelleng avenue. The New York City in January, which makes purchasers will erect two five story houses. up one-third of the entire aggregate, is 21 per cent smaller than the total in January last year, though & per cent larger than in December.

Other decreases from January, 1911, shown are those of 36.3 per cent at Chicago, 28 per cent at Philadelphia and 8 per cent

salesroom is now at No. 3150 Third avenue. Peter W. Pouss, of Brooklyn, is the purhaser of the American basement dwelling house No. 48 West 86th street, sold recen by Sonn Brothers, through David H. Hy-

man. Title passed Friday. George A. Hampton & Bro. negotiated the sale of the two five story flathouses Nos. 208 and 210 West 104th street for the Curry estate to the Home for the Destitut Blind, reported recently. The houses had in 1884 by the late John Curry, who was one of the pioneer builders of the upper West Side.

D. A. Trotta was interested as broker in the sale to the Russo-Barba Realty Company of the plot at the northeast corner of

TRADE OR STUDIO BUILDING. The building at the southwest corner of 31st street and Madison avenue is desirable

for retail trade or studios. WHERE CITY STREETCARS PAY.

at Portland, Ore. Among the increases are St. Louis, with 152 per cent gain over last year; San Francisco, 15.6 per cent gain, and Los Angeles, 16.7 per cent gain. In all forty-two out of one hundred cities show increases, while fifty-eight show decreases from the like month of last year.

REALTY NOTES.

After May 1 all sales of Bronx real estate ordered by the courts will be held in the Law Building, Nos. 3208 and 3210 Third avenue, quarters for the salesroom having been leased there on authorization of the Appellate Division of the Supreme Court. The

REAL ESTATE.

REAL ESTATE.

To the Public

The results obtained on my Special Sales Day in the Vesey Street Salesroom last Thursday prove conclusively that the Real Estate Auction Market is assuming a better tone. I base this statement on the fact of having disposed of such a widely distributed list of offerings, at very good prices. The properties sold were representative of many sections of Manhattan, Bronx, Brooklyn and Staten Island.

Executors, Trustees, Administrators and Owners of Estates will receive prompt attention should they require details as to the cost and method of offering their properties on one of my Special Sales Days.

Executive Offices, 31 Nassau St., New York City.

REAL ESTATE 20 Nassau St. 3 East 35th St.

ADVERTISEMENTS AND SUBSCRIPTIONS for The Tribune received at their Uptown Office, No. 1364 Broadway, between 36th and 37th ats.,

UNFURNISHED APARTMENTS. EAST SIDE. THE CLEVELAND

126-130 FAST 24TH ST.
Apartments of 9 rooms, ample closets, etc. BOROUGH OF THE BRONX.

FOX ST., 700 TO 768, ONE HUNDRED FEET north of East 156th st.—Four-five rooms, bath, steam heat, hot water; all improvements; rent. 515 to \$24. Inquire Janitors.

On the Lakes In the Mountains EASY TERMS PRICE \$7,000



Artistic Craftsman House Euilt on Actual Lake Fron:. Plot 100x185.

55 Minutes from Broadway, N. Y. City. On Road of Anthracite House has 9 rooms, large hall, ample closet room, 2 baths; hardwood trim, parquet floors, hot and cold water, electric lights and huge verandas.

Charming neighborhood; convenient to station; 750 feet elevation; beautiful scenery, TWO PICTURESQUE LAKES WITH CONNECTING WATERWAY Best of boating, skating, fishing and water sports, Write, call or phone for cuts and plans.

R. F. BARNES

170 Broadway.

WESTCHESTER COUNTY.

MODERN UP-TO-DATE HOUSE

Allenhurst Asbury Park, Deal

Bradley Beach Cottages . Illustrated Booklet furn application to T. FRANK APPLEBY, ASBURY PARK, N. J.

RUTHERFORD, N. J.—CHARMING NEW house, double oak floors, large living room. house, double oak floors, large living room, panelled dining room, modern gas kitchen, seven rooms, tiled bath, freplace, very best equipment, steam, gas and electricity; lot 50 feet; attractive neighborhood; convenient; \$5,300; \$500 cash, balance like rent. Rutherford Illustrated on request. VAN MATER, Shafer Building, Rutherford.

GREAT CHANCE.

Gentleman's suburban home; finest section of East Orange, New Jersey, PRICE \$25,000. J. H. STRYKER, 1267 Broadway.

COZY COUNTRY HOME-BARGAIN, \$5,000, Easy terms; seven rooms, bath; stone ce undry; parquet floors; all conveniences; t. elev.; near 2 lakes; 47 min. to N. Y. W. C. B. SAYRE, 2 Miden Lane, R. 001. Tel. 1521 Cort.

"NUTLEY IN A NUTSHELL"
Tells about the "Ideal Home Town."
UTLEY REALTY CO., 99 Nassau St., N. Y. LONG ISLAND.

COLONIAL HALL North Shore, Long Island A Grand Estate. Only \$20,000 Liberal terms to prompt buyer Liberal terms to prompt only a house is new, has 12 large rooms, vir and as, six Breplaces, concrete basement with laundry, parquet foors, running water, electric light. LOCATED ON A HILL-CONTAINING FIVE ACRES OF HADED LAND; DIRECTLY ON THE WATER FRONT, CONTENT TO NEW YORK CITY: EXPRESS STATION TEN MINUTES DISTANT; BEST OF BOATING, UNEXCELLED BATHING BEACH.
Will mad of transplant request.

I. C. LONGENECKER

Room 1002, 170 Broadway. Tel. 1522 Cortlandt N. Y. City

SOUTHAMPTON
AND SHINNECOCK HILLS, L. I.
Furnished cottages to rent. Lists on application. Plans and photographs of houses at office.

J. METCALFE THOMAS,
19 LIBERTY STREET, N. Y.

at SCARSDALE, N. Y., 2 minutes from Station; charming new English half timber residence with 13 large rooms, 3 baths, etc., ample verandas, 13 large rooms, 3 baths, etc., ample verandas, terrace and sleeping porch. All modern improvements: open fireplaces, but water heat, electric light, sewer connection. Opposite fine live stream with water falls, oak and evergreen trees and shrubbery well extablished. Owing to sudden rearrangement of plans, opportunity offered to according to the control of the shrubbery well established. Owing to study arrangement of pians, opportunity offered quire desirable property on which owner attractive price and agreeable terms to resible and acceptable purchaser. Address JOELSENER, 503 5th Ave., New York City. 2011 Brant. FARMS WESTCHESTER, PUTNAM AND COLUMBIA COUNTIES BLISS REALTY CO., 5 EAST 42D ST., N. F. G.

COUNTRY PROPERTY.

SHARON, CONN.

Gentieman's country seat for rent, furnished.
Beautiful grounds of thirty acres, with running brock, century-old stone house with recent fine renovations, containing hall, library, office, parterior, tea-room, dining-room, butler's panitrs, kitchen, isundry, servants' dining-room, refrigerator room, five master's, four servants' bedrooms, five bathrooms, electric light, steam heat, respectively a stable; large garden with fruit. Rent \$3,000, with deduction to right tenant for more than one season, or would sell three years' leasehold. Full particulars of SACKETT, CHAPMAN & STD-VENS, Attorneys, Tribune Building, New York.

BARGAIN: -250 ACRES; II-ROOM HOUSE, painted; near a lake, and also has a 20-acre lake on the farm; seven farm buildings; 5 acres of muck, truck garden; 16 acres of woodland; 150 apple, pear, peach and plum trees; price, \$7,000; sold to settle estate on account of death; this farm is worth \$10,000. D. B. CORNELL COMPANY, Hilldale, N. Y.

TO LET FOR BUSINESS PURPOSES

Loft to Let Rhinelander Building

Cor. William and Duane Sts. APPLY RHINELANDER REAL ESTATE CO.

31 Nassau St. 'Phone, 8125-Cortlandt, Woolworth Building

Broadway, Park Pl. to Barciay St. Edward J. Hogan, Agent

dry malt into the mash to keep the witches from it; and the cautious housewife, in houses where they brewed their own beer, used to throw a live coal into the vat to save the liquor from the froilicsome interference of surfaces.

Show a stories and the cautious housewife, in houses where they brewed their own beer, used to throw a live coal into the vat to save the liquor from the froilicsome interference of stories.

Show a surface when the save the liquor from the froilicsome interference of staries. The addition of sait, by the way, to beer in the course of brewing, was supposed to be for the unholy purpose of exciting thirst. It may possibly have been used to this end by the unscrupulous, but the real reason was legitimate. Sait moderates the fermentation and makes the liquor fine.—London Chronicle. iant colors that the street is not enshrouded four story high-stoop house No. 3 East David H. Hyman has sold No. 48 West 44th street, adjoining Delmonico's, at the 86th street, a five story American basement in a funereal garb, like the familiar brownstone block fronts, and, therefore, looks innortheast corner of Fifth avenue. Mar- dwelling house, 25 feet by one-half block. garet E. Moran, a dressmaker of Philadel- The buyer will occupy it. It was the last viting at all seasons of the year. phia, is the buyer. She will extensively remaining unsold of a row built by Sonn oney for flat and apartment houses than alter the house and occupy it for her busi- Brothers.

THE HOTEL MARLBOROUGH, W HICH WAS SOLD RECENTLY. The ground floor of the structure at 36th street and Broadway is to be entirely occupied by stores. The hostlery was bought by a Philadelphia drygoods firm, through Leopold Weil and Adolph Mayer. ern Union Telegraph Company has been type size are soaring at a rapid rate, not flathouses, each for five families, on the

avenue and a depth of 100 feet. It is of French style of architecture and one of the new twelve-story loft building equipped with sprinkler system, fire alarm service

proposed new building.

BIG NEW LOFT SITE.

At Nos. 137 to 141 Madison evenue is

SPACE TO SUIT TENANTS.

An attractive loft and office structure is

NEW IRVING PLACE BUILDING.

A fine loft building has just been com-

pleted at the southwest corner of Irving

23d street. Large floor space besides some

FINE DWELLING HOUSE SOLD.

small offices can be had.

Space will be divided to suit

avenue, facing Central Park. The Princess del Drago is the widow of August Schmid, from whom she inheritsd principal ownership in the Lion Brewery and other real estate of much value. In the Fifth National Bank Building at the 1909 she married Prince Don Giovanni del northwest corner of 23d street and Lexing-Drago, of Rome.

Two important transactions in Central tenants. It is within a short block of the Fifth avenue were reported last week. Her- , subway station. bert A. Sherman was the broker in one Pease & Elliman the other. Mr. Sherman sold for the United States Trust Company as trustee for the estate of William C. Eagleson the premises No. 19 West 56th street, a four story and basement dwelling house, on a lot 25x100.5 feet, for a little unelevators and is equipped with sprinklers. BUILDING NEAR SUBWAY STATION.

der \$97,000, at which the city assesses the property for taxation. The new owner proposes to remodel the house for residential use. The sale indicates a front foot valuation of less than \$3,688, a considerable reduction from prices prevail-

Pease & Elliman obtained for the Robinson estate about \$6,000 a front foot for the

completed. The parcel is owned by the Duchess de Dino. On the site the telegraph company is to erect an annex to its wholesale business invasions have lessened built from plans by Louis Danancher. The can be strongly and profitably built.

> more conveniences can be had at a much by Emil J. Ericson. lower price than in old New York. It is The Novelty Building Company will in-

place and 16th street. Good light can be tricts that detracts from the natural beauty had on all sides. The structure has four of the localities. But this defective building feature is not as irritating as it was. because builders are paying as much at their building creations as to the indoor charms of their building creations as to the indoor charms.

In block fronts in the old home balliwicks which are in the path of building progress there is a larger variety of structural four stories.

Year are as follows:
Warwick avenue, near Blake avenue, three, tour stories.
Sumpter street, near Saratoga avenue (three), four stories.
Eastern Parkway, near Rochester avenue, four stories. A convenient building within thirty feet their building creations as to the indoor of the subway station is at No. 38 East charms.

forms, and there is such an array of brill-

the area on which flathouses for the masses same company is also going to spend \$22,000 in erecting a four story brick flathouse, on Brooklyn is a most inviting field in which a plot 37.2x90 feet, at the northeast corner to erect big flathouse centres, where many of Sixth avenue and 60th street, from plans has paid much attention to what he calls

The location, height and cost of other important flathouse projects launched this

year are as follows:

MUNICIPAL DISEASES. Dr. Howard S. Anders, of Philadelphia,

Some curious superstitions gathered round even so eminently practical a thing

tom to throw a handful of salt and a little dry malt into the mash to keep the witches